

ZONING BOARD OF REVIEW AGENDA

AUGUST 4, 2004

Town Council Chambers

1670 Flat River Road

Work Session & Regular Meeting

7:00 p.m.

WORK SESSION

1. Approval of Minutes from July 7, 2004

2. Approval of Decisions from July 7, 2004

3. Planning Department Staff Report

4. Discussion of Applications heard during Public Hearing on July 7, 2004

REGULAR MEETING

OLD BUSINESS – DECISIONS

1. Joseph J. Azevedo: 21 Sheltra Ave., Coventry, RI

Location of Property: Sheltra Ave. (AP 47, Lot 60)

Zone: R20

Existing Use: Residential Vacant

Proposed Use: Single-Family Residence

Applicants have filed for a Dimensional Variance seeking to construct a single-family dwelling with attached garage at the above referenced location. The proposed setbacks for this corner lot are 26' to the front property line, and 15' to the right/front property line. The required front yard setback in the R20 zone is 35'.

2. Paul & Jonnie Ridgewell, 12 Grant Drive, Coventry, RI

Location of Property: 12 Grant Drive, Coventry, RI (AP22, Lot131)

Zone: R20

Existing Use: s.f. residence w/ attached garage

Proposed Use: same with 12 x 22 addition to garage

Applicant has filed a Special Use Permit to construct a 12 x 22 addition (2nd bay) to the existing garage 8' from the side property line. Minimum side setback in an R20 zone is 20'.

3. Anna, Normand, & Peter Levesque, 29 Yates Avenue, Coventry, RI

Location of Property: 29 Yates Avenue, Coventry, RI (AP 64, Lot 107)

Zone: R20

Existing Use: 1 s.f. residence on 1 lot

Proposed Use: 2 s.f. residences on 2 lots

Applicant has filed a dimensional variance seeking to subdivide the property and build a new dwelling on proposed Lot B with 79.93' of road frontage. The existing home will remain on Lot A with 120' of road frontage which is the required minimum.

4. Mark & Brenda Zabinski, 44 Wood Cove Drive, Coventry, RI

Location of Property: 44 Wood Cove Drive, Coventry, RI (AP 18, Lot 19)

Zone: R20

Existing Use: s.f. residence

Proposed Use: same with addition

Applicant has filed a dimensional variance seeking to construct a 19 x 63' addition to the left of existing home 14.4' to the left side property line. 20' is required in an R20 zone.

5. Paul & Jodi McCully, 355 Log Bridge Road, Coventry, RI

Location of Property: 355 Log Bridge Road, Coventry, RI (AP 310, Lot 34)

Zone: RR5

Existing Use: s.f. residence

Proposed Use: same with addition

Applicants have filed a Special Use Permit application to construct a 16'x24' addition on the rear of their home 26' to the front property line

and 84' to the side. Minimum requirements are 100' to the front and 85' to the side. The current residence is considered a non-conforming structure.

6. Bernard Coppelli, 15 Osprey Drive, Coventry, RI

Location of Property: 15 Osprey Drive, Coventry, RI (AP 34, Lot 4)

Zone: R20

Existing Use: s.f. residence

Proposed Use: same with additions

Applicant seeks a dimensional variance for a 6 x 14 bedroom addition and a 26 x 24 garage addition 12' to the right side property line and 14' to the front property line. Minimum requirements in an R20 zone are 35' to the front and 20' to the side property lines.

OLD BUSINESS – PUBLIC HEARINGS CONTINUED FROM JULY 7, 2004

7. RAM Development, LLC: 960 Tiogue Ave., Coventry, RI

Location of Property: 16 Reservoir Rd. (AP 27, Lot 103)

Zone: R20

Existing Use: Single-family residence

Proposed Use: Multi-Family Dwelling Project

Applicants have filed for a Special Use Permit seeking to construct 16 residential condominium units on the above referenced property. Multi-family dwelling projects require a Special Use Permit in the R20 zone.

8. William E. & Lillian G. Keenan: 8 Grand View Dr., Coventry, RI

Location of Property: Same (AP 7, Lot 12)

Zone: I-1

Existing Use: Single-Family residence

Proposed Use: Same with garage/accessory dwelling structure

Applicants have filed for a Special Use Permit to construct a detached garage with an accessory dwelling unit above.

9. Catherine H. & Hannah K. Taylor: 302 Log Bridge Rd., Coventry, RI

Location of Property: 302 Log Bridge Rd., Coventry, RI (AP 310, Lot 36)

Zone: RR5

Existing Use: 2 Single-family residences with horses kept

Proposed Use: Same

Applicants have filed for a Dimensional Variance seeking to keep 5 horses on a lot 2.9 acres in area. The Coventry Zoning Ordinance requires a minimum of 2 acres, limited to 2 animals, with the provision that there shall be no more than 1 horse per 7500 sq. ft. of fenced area.

10. Laura's Auto Sales, 673 Tiogue Avenue, Coventry, RI

Owner: Henry Waldeck, 114 Sandy Bottom Road, Coventry, RI

Location of Property: 673 Tiogue Avenue, Coventry (AP38, Lot 147)

Zone: GB (general business)

Existing Use: Auto Sales Business

Proposed Use: Same with detached storage building

Applicant has filed for a Special Use Permit to expand a specially permitted use and a Dimensional Variance to add a 40x54x16 detached storage building 5' from the rear and side property lines. Minimum requirements for an accessory structure in a general business zone are 15' in height, and 15' rear and side setbacks.

11. David A. & Mary T. Olney: 11 Centennial St., Coventry, RI

Location of Property: 5 Florida Ave., Coventry, RI (AP 22, Lot 83)

Zone: R20

Existing Use: Single-family residence

Proposed Use: Same with in-law apartment

Applicant has filed for a Special Use Permit to convert an existing addition to an in-law apartment.

Application has been amended to include a Dimensional Variance from the 20% Maximum Lot Coverage requirement (Table 6-7). 25% lot coverage is proposed with the future construction of a living room

addition and a detached garage.

NEW BUSINESS – PUBLIC HEARINGS

**12 Rebecca E & Richard J. Zambarano Jr.: 17 Colvintown Rd.,
Coventry, RI 02816**

Location of Property: Same (AP 60, Lot 140.001)

Zone: R20

Existing Use: Single Family w/ illegal in-law

Proposed Use: Same with legal in-law

Applicants have filed for a Special-Use Permit to legalize an existing in-law apartment that is located in the lower level of their raised ranch style home.

13. Sheila M. Kane: 58 Indian Trail, Coventry, RI 02816

Location of Property: Same (AP 324, Lot 63)

Zone: RR3

Existing Use: Single Family Residence

Proposed Use: Same with additions to residence

Applicant have filed for a dimensional variance to construct an 8' x 33' deck on the front of their house 11' from the side lot line. The

requirement for this nonconforming lot is 35'. The applicant has also filed to build a 14' x 14' x 7' 3 season room attached to the proposed deck 11' from the property line. 35' is required for this nonconforming lot.

14. Travelers Aid of RI: 177 Union Street, Providence, RI 02903

Location of Property: 51 Laurel Avenue, (AP 55, Lots 123 & 124)

Zone: R20

Existing Use: Nursing Home

Proposed Use: Community Residence

Applicants have filed for a Special-Use Permit to operate a homeless shelter categorized as a community residence in an R20 residential zone. No expansion of the existing site is proposed.

Individuals requesting interpreter services for the hearing impaired must notify the Zoning Board Secretary at 822-9189, 72 hours in advance of the public hearing date.